

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 2725 LYLE ROAD AND CHANGING THE ZONING
3 MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL
4 COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING
5 DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim rural residence (I-RR) district to general commercial
11 services-conditional overlay (CS-CO) combining district on the property described in
12 Zoning Case No. C14-2008-0039, on file at the Neighborhood Planning and Zoning
13 Department, as follows:
14

15 A 1.377 acre tract of land, more or less, out of the Santiago Del Valle Grant,
16 Abstract No. 24, in Travis County, the tract of land being more particularly
17 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the
18 "Property"),
19

20 locally known as 2725 Lyle Road, in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "B".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

26 A site plan or building permit for the Property may not be approved, released, or
27 issued, if the completed development or uses of the Property, considered cumulatively with
28 all existing or previously authorized development and uses, generate traffic that exceeds
29 300 trips per day.
30

31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the general commercial services
33 (CS) base district, and other applicable requirements of the City Code.
34
35
36
37

1 **PART 3.** This ordinance takes effect on _____, 2008.
2
3

4 **PASSED AND APPROVED**

5
6 §
7 §
8 §

_____, 2008

Will Wynn
Mayor

11
12
13 **APPROVED:** _____

David Allan Smith
City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk

BUSH SURVEYING, INC.

1904 Fortview Rd.
Austin, TX 78704
Phone (512) 442-0990
Fax (512) 442-1084

C14-2008-0039

EXHIBIT A

JANUARY 27, 1998

FIELD NOTE DESCRIPTION OF 1.377 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NUMBER 24, IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME (1.377 ACRE) TRACT OF LAND CONVEYED TO MANDALAY FINANCIAL CORPORATION BY DEED RECORDED IN VOLUME 12231 PAGE 661 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60-d nail found at a fence corner post, being the most Easterly corner of that certain (1.377 acre) tract of land conveyed to Mandalay Financial Corporation by deed recorded in Volume 12231 Page 661 of the Real Property Records of Travis County, Texas, and being an angle point of that (11.32 Acre) tract conveyed to Austin Pecan Park by deed recorded in Volume 11392 Page 780 of the Real Property Records of Travis County, Texas, and being an angle point in that (7.63 Acre) tract conveyed to Jack C. Anderson, Trustee, by deed recorded in Volume 8146 Page 482 of the Deed Records of Travis County, Texas, and being the most Easterly corner of the tract herein described;

THENCE with the Southeast line of the Mandalay Financial Corporation (1.377 Acre) tract, S 45 deg. 18' 00" W 291.18 feet to an 1/2 inch iron rod found in a fenceline, and being for the most Southerly corner of the Mandalay Financial Corporation (1.377 Acre) tract, and also being the most Easterly corner of that remaining (0.40 acre) tract of land conveyed to Lyle G. Falwell in a deed as recorded in Volume 1030 Page 186 of the Deed Records of Travis County, Texas, and being for the most Southerly corner of this tract,

THENCE with the common line of the Mandalay Financial Corporation (1.377 Acre) tract and the Falwell tract, N 58 deg. 50' 30" W 124.76 feet to an iron rod set at the most Northerly corner of the Falwell (0.40 acre) tract, also being at the most Easterly corner of the Johnson & Siegmund Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 52 Page 47 of the Plat Records of Travis County, Texas, and being for an angle point in the Southwesterly line of said Mandalay Financial Corporation (1.377 Acre) tract, and being for an angle point in the Southwesterly line of this tract,

THENCE with the common line of the Mandalay Financial Corporation (1.377 Acre) tract and the Johnson & Siegmund Subdivision, N 58 deg. 55' 20" W, passing a 1/2 inch iron rod found at the most Northerly corner of Lot 1, of said subdivision at 156.74 feet, in all 161.06 feet to a point in the Southeasterly right-of-way line of Lyle Road, being for the most Westerly corner of said Mandalay Financial Corporation (1.377 Acre) tract, and being for the most Westerly corner of this tract,

THENCE, with the Southeasterly right-of-way line of Lyle Road, N 45 deg. 24' 25" E 155.67 feet to a point at the most Westerly corner of that remaining (0.47 acre) tract of land conveyed to Lyle G. Falwell in a deed as recorded in Volume 1030 Page 186 of the Deed Records of Travis County, Texas, and being for the most Northerly west corner of said Mandalay Financial Corporation (1.377 Acre) tract, and being for the most Northerly West corner of this tract,

page 2 of 2
(1.377 Ac.)

THENCE, with the common line of the Mandalay Financial Corporation (1.377 Acre) tract, and the Falwell (0.47 acre) tract the following two (2) courses:

- 1) S 44 deg. 42' 40" E at 3.87 ft. pass a 1/2 iron rod found, all 135.07 feet to an 1/2 inch iron rod found,
- 2) N 45 deg. 12' 09" E 169.25 feet to a 60-d nail found at a fence corner post, and being for the most Northerly corner of said Mandalay Financial Corporation (1.377 Acre) tract, and being a point in the south line of said Austin Pecan Park (11.32 Acre) tract, and being for the most Northerly corner of this tract,

THENCE S 59 deg. 01' 51" E 146.60 feet to the PLACE OF BEGINNING, in all containing 1.377 acres of land.

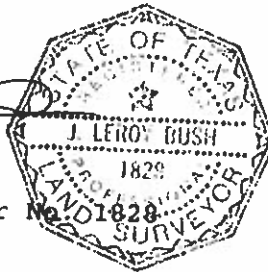
SURVEYED: January, 1998

BY:

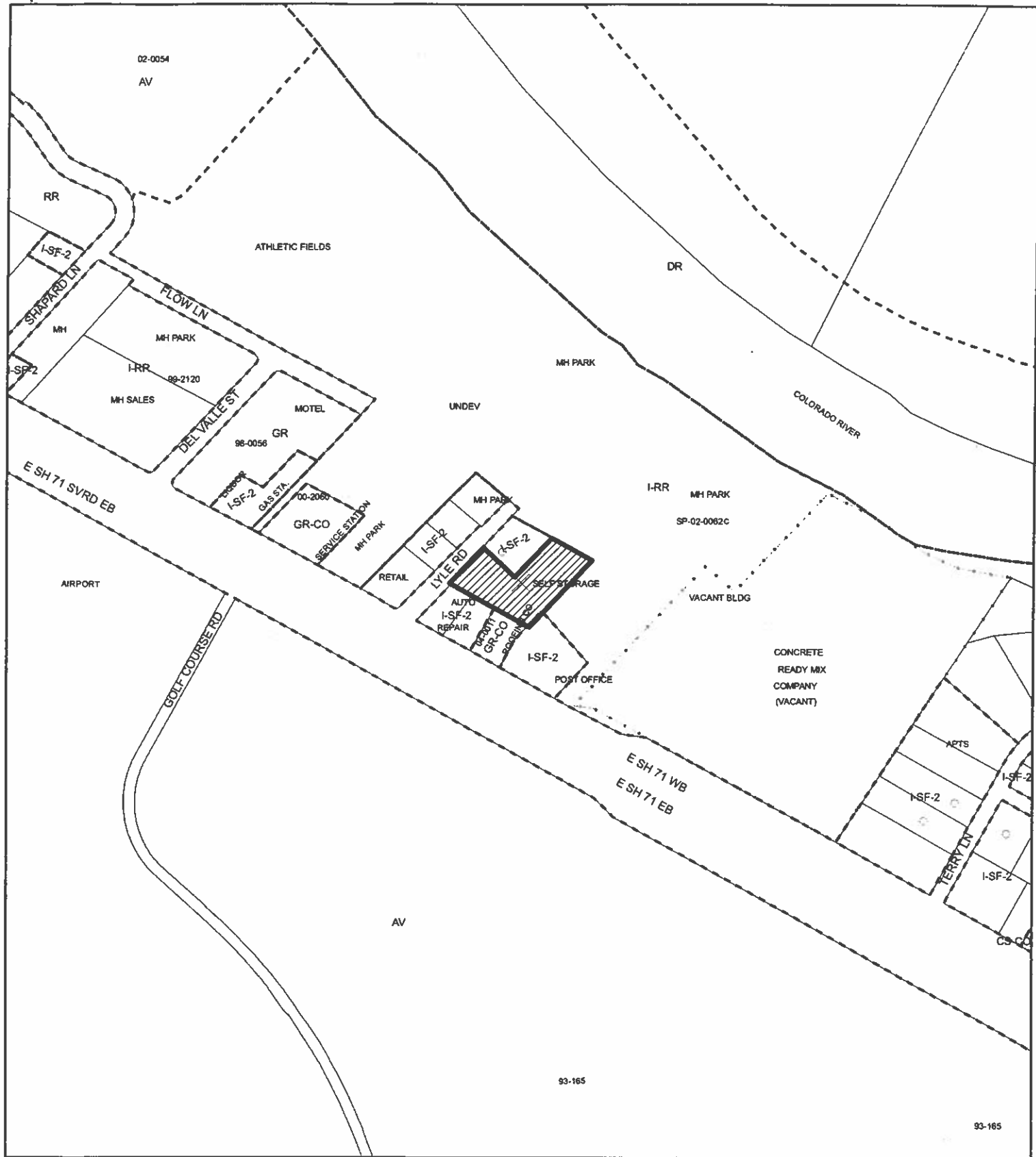


J. Leroy Bush

Registered Professional Surveyor No. 1828



A 458126



ZONING EXHIBIT B



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

ZONING CASE#: C14-2008-0039
 ADDRESS: 2725 LYLE RD
 SUBJECT AREA: 1.377 ACRES
 GRID: N17
 MANAGER: W. RHOADES

OPERATOR: S. MEEKS



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.